

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Washtenaw County**

State: **MI**

PJ's Total HOME Allocation Received: **\$7,116,999**

PJ's Size Grouping*: **B**

PJ Since (FY): **2001**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	20			
Program Progress:							
% of Funds Committed	87.41 %	89.15 %	17	93.55 %	8	11	
% of Funds Disbursed	75.61 %	82.27 %	18	86.03 %	7	9	
Leveraging Ratio for Rental Activities	2.49	3.21	10	4.83	28	30	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.06 %	1	81.34 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	49.09 %	69.39 %	17	70.65 %	14	16	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.79 %	87.47 %	5	81.57 %	89	85	
% of 0-30% AMI Renters to All Renters***	60.00 %	52.58 %	6	45.66 %	78	76	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.89 %	97.54 %	10	96.25 %	37	38	
Overall Ranking:			In State:	12 / 20	Nationally:	42 46	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,229	\$26,674		\$27,146	95 Units	53.10 %	
Homebuyer Unit	\$37,254	\$17,453		\$15,140	63 Units	35.20 %	
Homeowner-Rehab Unit	\$29,953	\$22,946		\$20,860	21 Units	11.70 %	
TBRA Unit	\$0	\$5,629		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washtenaw County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,222	\$147,662	\$30,772
State:*	\$78,787	\$74,049	\$19,572
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 4.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	15.8	33.3	28.6	0.0
Black/African American:	84.2	60.3	71.4	0.0
Asian:	0.0	1.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.6	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	61.1	17.5	33.3	0.0
2 Persons:	14.7	20.6	23.8	0.0
3 Persons:	8.4	28.6	19.0	0.0
4 Persons:	8.4	15.9	19.0	0.0
5 Persons:	1.1	11.1	0.0	0.0
6 Persons:	6.3	0.0	4.8	0.0
7 Persons:	0.0	3.2	0.0	0.0
8 or more Persons:	0.0	3.2	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	62.1	23.8	14.3	0.0
Elderly:	1.1	0.0	57.1	0.0
Related/Single Parent:	20.0	41.3	14.3	0.0
Related/Two Parent:	8.4	28.6	14.3	0.0
Other:	8.4	6.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	1.6 [#]
HOME TBRA:	0.0	
Other:	15.8	
No Assistance:	65.3	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

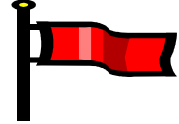
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washtenaw County State: MI Group Rank: 42
 (Percentile)
 State Rank: 12 / 20 PJs Overall Rank: 46
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	49.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	97.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

